

Peter Clarke



Rose Cottage 23 Cherry Orchard, Wellesbourne, Warwick, CV35 9NB

- Mid Terraced Cottage
- Sitting room
- Kitchen
- Downstairs Shower Room
- Two Bedrooms
- Enclosed Rear Garden
- Character Features
- Close To Village Amenities
- No Onward Chain



£225,000

#### ACCOMMODATION

Front door leading into entrance porch with further door allowing access into the characterful living room, having exposed beams to ceiling and offering log burner,. Stairs rising to first floor. Door into kitchen which is fitted with a range of wall and base units with worktop over with inset sink and drainer. Integrated oven with hob and extractor above. Space for undercounter fridge. Small window to rear garden as well as door to access rear garden. The shower room is fitted with wc, wash hand basin and shower enclosure. Space for washing machine.

#### OUTSIDE

A low maintenance rear garden with timber fence boundary. Brick outbuilding.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be Freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Electric heating.

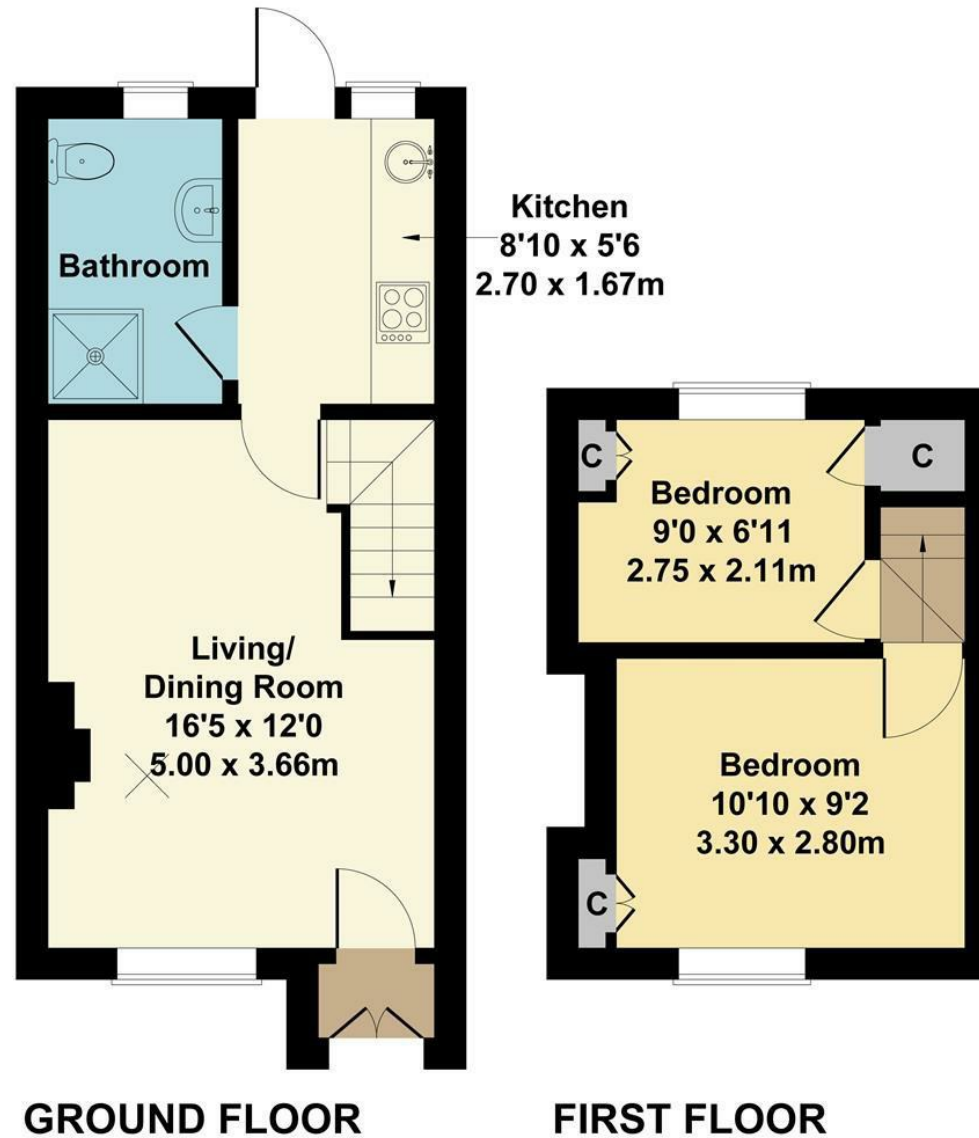
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not. We have been advised there is a right of way for bins over neighbouring property.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band B.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** E A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.





Approximate Gross Internal Area = 47 sq m / 506 sq ft





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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